

SPECIAL MEETING OF COUNCIL

Minutes of a
Special Meeting of Council held at
Council Chamber, 15 Stead Street, Ballan on
Wednesday 22 April 2015
at 5:00 p.m.

Members:

Cr. Paul Tatchell (Mayor)	Central Ward
Cr. Allan Comrie	East Moorabool Ward
Cr. David Edwards	East Moorabool Ward
Cr. John Spain	East Moorabool Ward
Cr. Tonia Dudzik	East Moorabool Ward
Cr. Tom Sullivan	West Moorabool Ward
Cr. Pat Toohey	Woodlands Ward

Officers:

Mr. Rob Croxford	Chief Executive Officer
Mr. Phil Jeffrey	General Manager Infrastructure
Mr. Satwinder Sandhu	General Manager Growth and Development
Mr. Danny Colgan	General Manager Community Services

Rob Croxford
Chief Executive Officer

AGENDA

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1. OPENING OF MEETING

The Mayor, Cr. Paul Tatchell, opened the meeting at 5.00 pm.

2. ACKNOWLEDGEMENT TO COUNTRY

We respectfully acknowledge the traditional owners of this land, their spirits and ancestors.

3. PRESENT

<i>Cr. Paul Tatchell</i>	<i>Central Ward</i>
<i>Cr. John Spain</i>	<i>East Moorabool Ward</i>
<i>Cr. Tonia Dudzik</i>	<i>East Moorabool Ward</i>
<i>Cr. Allan Comrie</i>	<i>East Moorabool Ward</i>
<i>Cr. David Edwards</i>	<i>East Moorabool Ward</i>
<i>Cr. Tom Sullivan</i>	<i>West Moorabool Ward</i>

Officers:

<i>Mr. Rob Croxford</i>	<i>Chief Executive Officer</i>
<i>Mr. Phil Jeffrey</i>	<i>General Manager Infrastructure</i>
<i>Mr. Danny Colgan</i>	<i>General Manager Community Services</i>
<i>Mr. Steve Ivelja</i>	<i>Manager Finance</i>
<i>Ms. Deb Absalom</i>	<i>Minute Taker</i>

4. APOLOGIES

Nil.

5. DISCLOSURE OF CONFLICT OF INTEREST

Under the Local Government Act (1989), the classification of the type of interest giving rise to a conflict is; a direct interest; or an indirect interest (section 77A and 77B). The type of indirect interest specified under Section 78, 78A, 78B, 78C or 78D of the Local Government Act 1989 set out the requirements of a Councillor or member of a Special Committee to disclose any conflicts of interest that the Councillor or member of a Special Committee may have in a matter being or likely to be considered at a meeting of the Council or Committee.

Definitions of the class of the interest are:

- a direct interest
 - (section 77A, 77B)
- an indirect interest (see below)
 - indirect interest by close association (section 78)
 - indirect financial interest (section 78A)
 - indirect interest because of conflicting duty (section 78B)
 - indirect interest because of receipt of gift(s) (section 78C)
 - indirect interest through civil proceedings (section 78D)

Time for Disclosure of Conflicts of Interest

In addition to the Council protocol relating to disclosure at the beginning of the meeting, section 79 of the Local Government Act 1989 (the Act) requires a Councillor to disclose the details, classification and the nature of the conflict of interest immediately at the beginning of the meeting and/or before consideration or discussion of the Item.

Section 79(6) of the Act states:

While the matter is being considered or any vote is taken in relation to the matter, the Councillor or member of a special committee must:

- (a) leave the room and notify the Mayor or the Chairperson of the special committee that he or she is doing so; and
- (b) remain outside the room and any gallery or other area in view of hearing of the room.

The Councillor is to be notified by the Mayor or Chairperson of the special committee that he or she may return to the room after consideration of the matter and all votes on the matter.

There are important reasons for requiring this disclosure immediately before the relevant matter is considered.

- Firstly, members of the public might only be in attendance for part of a meeting and should be able to see that all matters are considered in an appropriately transparent manner.
- Secondly, if conflicts of interest are not disclosed immediately before an item there is a risk that a Councillor who arrives late to a meeting may fail to disclose their conflict of interest and be in breach of the Act.

Nil.

6. PRESENTATIONS / DEPUTATIONS

The Council has made provision in the business of the Special Meeting of the Council for the making of presentations or deputations to Council in relation to matters presented on the agenda for Council consideration.

Presentations or deputations are required to be conducted in accordance with the requirements contained within the **Presentation/Deputations Protocols and Procedural Guidelines**.

Persons wishing to make a presentation or deputation to the Council on a matter included in the agenda shall inform Council by 1pm on the Friday prior to the meeting by contacting the Chief Executive Officer's Office and registering their name and agenda item being spoken to.

At the meeting the Mayor will invite the persons wishing to make a presentation or delegation to address the Council on the agenda item.

The person making the presentation or deputation is to stand and address the Council on the item. No debate on the item is permitted between the person making the presentation or delegation and the Council.

A maximum of three minutes per presentation or delegation will be allocated. An extension of time may be granted at the discretion of the Mayor.

Councillors, through the Mayor, may ask the person making the presentation or delegation for clarification of matters presented.

The Mayor may direct that a member of the gallery ceases speaking if the above procedure is not followed.

List of Persons making Presentations/Deputations other than in relation to a planning item listed on the agenda:

Nil.

7. BUSINESS

7.1 Consideration of the Proposed 2015/16 Annual Budget

Introduction

File No: 07/01/012
Author: Steve Ivelja
General Manager: Phil Jeffrey

Background

This report relates to the commencement of the process for Council to adopt the 2015/16 Annual Budget, in accordance with Section 127 of the Local Government Act 1989 (as amended).

The process includes giving public notice to allow 28 days for submissions to be made by members of the public and such submissions will be heard prior to Council adopting the 2015/16 Annual Budget.

In accordance with Section 127 of the Local Government Act 1989 (the Act) and part 3 of the Local Government (Planning and Reporting) Regulations 2014 (the Regulations), Council is required to commence the statutory process to adopt the Proposed 2015/16 Annual Budget.

The proposed budget recognises the importance of setting a clear direction for the future, achieving measurable objectives, encouraging community input and consultation, and being financially responsible. It is part of a five year Strategic Financial Plan that aims to secure a viable and sustainable path to achieve the Shire's objectives.

The budget proposal is for a 5.0% rate increase for 2015/16. The rate increase is to fund the capital improvement program, new initiatives, service growth and Council operations. The budget document appended to this report (Appendix A) provides detailed information with regard to the major impacts for 2015/16. It also provides details with regard to Council's financial management principles to ensure a financially sustainable future.

Proposal

Key Influencing Trends:

Revenue

The 2015/16 budget includes a 5.0% rate increase. All other fees and charges will increase by 5.00% also, except where the fees are set through legislation or where Council has agreed to vary the increase for selected services.

Expenditure

Total operating expenditure is budgeted to decrease by 0.02% or \$11k as compared to the 2014/15 forecast actual. The major changes by expenditure category are shown below;

- Total employee costs are budgeted to increase by 5.9% as compared to the 2014/15 forecast actual including the EBA increase, an allowance for banding increments, leave entitlements and provisions, and other new positions as outlined in the budget document.
- Expenditure on Materials and Consumables is budgeted to decrease by 9.2% as compared to the 2014/15 forecast actual due in large part to a significant focus on cost control of discretionary expenditure.
- Other expenses are budgeted to reduce by 1.3% as compared to the 2014/15 forecast actual.
- Depreciation charges are budgeted to increase by 5.8% as compared to the 2014/15 forecast actual.
- Borrowing costs are predicted to increase by 11.3% as compared to the 2014/15 forecast actual which reflects \$4.476 million in new borrowings for 2015/16.

In addition to planned delivery of recurrent services, the 2015/16 Annual Budget is proposing to fund a number of new initiatives being:

- Community Engagement Officer (\$0.087 million)
- Maternal & Child Health - Increase EFT (Gross cost \$0.030 million. Net cost zero, funded from savings in other areas)
- Information Management Officer & Digital Strategy initiatives (\$0.148 million)
- Moorabool 2041 - Rural Growth Strategy (\$0.055 million)
- Moorabool 2041 - Urban Growth Strategy (\$0.030 million)
- Moorabool 2041 - MPA Commitments (\$0.040 million)
- Moorabool Heritage Advisory Committee (\$0.005 million)
- Moorabool Heritage Advisory Service (\$0.012 million)
- Conduct a Housing Strategy (\$0.045 million)
- Strategic Planner (\$0.086 million)
- Planning Scheme Amendments (\$0.170 million)
- Contract Building Inspector (\$0.084 million)
- Digital Strategy Implementation - New Corporate Website (\$0.079 million)
- Maintenance Management System (\$0.075 million)
- In-house Tree Maintenance Crew (Gross Cost \$0.119 million. Net cost zero, funded from savings in other areas)
- Proactive Building, Recreation and Open Space Maintenance (\$0.110 million)

In total, the Council will invest \$1.029 million in new service initiatives across service areas. The investment in new initiatives of has been delivered whilst at the same time achieving a 0.02% decrease in overall operating expenditures.

Capital projects

Council's Capital Works program maintains a mix between the need to maintain existing infrastructure and build new assets to meet community expectations. Included in the 2015/16 budget is \$15.253 million in funds set aside for the delivery of the Capital Improvement program. Some of the projects proposed as part of the 2015/16 Capital Program include;

- Construction of Early Years Hub (\$3.650 million)
- Construction of Halletts Way/O'Leary Way from Halletts Way to Stonehill Estate (\$3.000 million)
- Plant Replacement (\$1.367 million)
- Darley Civic Hub Sportsground Change Amenity (\$0.700 million)
- Road Rehabilitation - Yankee Flat Road, Navigators (2.20-3.29km) (\$0.595 million)
- Rehabilitation and Widening - Clarkes Hill Road, Clarkes Hill (3.48-4.53km) (\$0.460 million)
- Road Rehabilitation - Yankee Flat Road, Navigators (1.07-1.64km) (\$0.320 million)
- Road Rehabilitation - Links Road, Darley (0.00-0.49 km) (\$0.274 million)
- Road Rehabilitation - Egerton-Ballark Road, Mount Egerton (5.32-6.01km) (\$0.270 million)
- Construction of Halletts Way from Ramsay Cres to Links Road (\$0.252 million)
- Gravel Road Resheeting - Sand Road, Grenville (\$0.209 million)
- Masons Lane training lighting to Oval 1 - Install Training Lighting to Oval 1 including power upgrade (\$0.200 million)
- Replacement of Kerb and Channel - William Street, Bacchus Marsh (\$0.175 million)
- Gravel Road Resheeting - Skeltons Road, Lal Lal (\$0.156 million)
- Gravel Road Resheeting - Stonehut Road, Ballan (\$0.151 million)
- Halletts Way Shared Path (from Grey Street to Ramsay Crescent) - Upgrade of existing footpath to shared path status (\$0.142 million)
- Reseal - Lerderderg Gorge Road, Darley (\$0.116 million)
- Bacchus Marsh Hall - Internal and external painting of Bacchus Marsh Hall (\$0.110 million)
- Road Rehabilitation - Thomas Court, Gordon (0.00-0.34km) (\$0.105 million)
- Community Development Fund allocation (\$0.100 million)
- Detailed Design of active sporting facilities at Bacchus Marsh Racecourse Reserve (\$0.300 million)
- Bacchus Marsh Senior Citizens Rooms - Replace roof, gutters and downpipes (\$0.100 million)
- Dunnstown Recreation Reserve Tennis / Netball lighting including power upgrade (\$0.090 million)

Parameters

The original budget parameters used in formulating the 2015/16 budget were a 5.0% rate increase, a projected CPI increase of 2.3%, an employee cost increase of 4.3% (excluding new staff and one off adjustments) and population growth within the shire of 2.8%. Council has made significant savings in Operating budget expenses to accommodate the proposed 5.0% rate increase in the face of a difficult fiscal environment with major areas of Operating budget expenses increasing at a rate significantly lower than the original budget parameters.

Rates

Rates will increase by an average of 5.0% in the 2015/16 budget raising total rates and charges of \$29.113 million. This includes rates raised through supplementary valuations, the various waste management charges and any special rate schemes.

On the 7th May 2014, Council adopted the Rating Strategy for a period of 4 years. Council resolved to not adopt a municipal charge as part of the 2015/16 budget and furthermore, resolved to adopt the same rating categories and rating differentials as is currently in place in the current financial year.

To offset the rate increases, Waste Service charges will decrease in 2015/16, notwithstanding a significant increase in the State Landfill levy. Overall waste service charges will reduce from \$267.00 to \$261.00 (or a 2.25% reduction) even though the State Landfill levy (which is a separate component of the overall waste service charges) will increase by \$3.00. Even though the state landfill levy will increase, the Council has made a concerted effort to ensure that waste service charges do not increase overall, and in 2015/16 these will in fact reduce. This is a good outcome for the community and means that on average, overall Rates and Charges will increase at a rate lower than 5.00%.

Loan Funding

The 2015/16 budget includes new borrowings of \$4.476 million which will be used to fund the 2015/16 CIP Program.

The 2015/16 budget also includes loan principle repayments of \$1.464 million.

Cash Management

Overall, total cash and investments of \$4.927 million are forecast as at 30 June 2016. This assumes that 100% of the 2014/15 Capital Program will be completed at the 30th June 2015.

Policy Implications

The 2013 . 2017 Council Plan provides as follows:

Key Result Area	Continuous Improvement in Council Services
Objective	Sound, long term financial management
Strategy	Develop and maintain a long term financial planning, management and reporting system, which ensures resources to deliver services and manage Council's assets.

The proposal for consideration of the Proposed 2015/16 Annual Budget+ is consistent with the 2013-2017 Council Plan.

Financial Implications

The 2015/16 Budget contains details of the financial resources required to deliver the Council Plan.

Communications Strategy

After Council has accepted the Proposed 2015/16 Budget, an advertisement will be placed in local newspapers. The process includes giving public notice to allow 28 days for submissions to be made by members of the public and such submissions will be heard prior to Council adopting the 2015/16 Annual Budget.

Copies of the Proposed 2015/16 Annual Budget will be available for inspection on weekdays between 8.30am and 5.00pm from Tuesday 28 April 2015 up to and including Monday 25 May 2015 at Council offices at:

- 15 Stead Street, Ballan;
- 215 Main Street, Bacchus Marsh; and
- 182 Halletts Way, Darley

Copies of the Proposed 2015/16 Annual Budget can also be viewed on Council's website: www.moorabool.vic.gov.au

Residents are invited to make submissions in relation to the Proposed 2015/16 Annual Budget until 5.00pm on Monday 25 May 2015.

Feedback should be made in writing and be addressed to:

The Chief Executive Officer
Budget Submission
Moorabool Shire Council
PO Box 18
Ballan VIC 3342

Alternatively, submissions can be emailed to info@moorabool.vic.gov.au or submitted online at haveyoursaymoorabool.com.au

Any person requesting that he or she be heard in support of a submission is entitled to appear before the Special Meeting of Council either personally or by a person acting on his or her behalf. Any person who wishes to be heard in support of a submission should indicate this request in their written submission. A special meeting to hear submissions is scheduled to occur on **Wednesday 3 June 2015 at 5.00pm** at the Bungaree Community Facility, Bungaree-Creswick Road, Bungaree.

Victorian Charter of Human Rights and Responsibilities Act 2006

In developing this report to Council the briefing officer considered whether the subject matter raised any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited, restricted or interfered with by the recommendations contained in the report. It is considered that the subject matter does not raise any human rights issues.

Officer's Declaration of Conflict of Interests

Under section 80C of the Local Government Act 1989 (as amended), officers providing advice to Council must disclose any interests, including the type of interest.

General Manager – Phil Jeffrey

In providing this advice to Council as the General Manager, I have no interests to disclose in this report.

Author – Steve Ivelja

In providing this advice to Council as the Finance Manager, I have no interests to disclose in this report.

Conclusion

The proposed budget presents Council's immediate and longer-term financial strategy and links the actions set out in the Council Plan. It also identifies the capital works and services the community can expect from Council during the 2015/16 financial year and beyond.

Resolution:

Crs. Toohey/Spain

1.1 That having considered the details of the 2015/16 recurrent and capital budget appended to this report, which includes:

1.1.1 – Mayor's Introduction

1.1.2 – Chief Executive Officer's Summary

1.1.3 – Overview

1.1.4 – Budget analysis

1.1.5 – Long term strategies, including Rating Strategy

1.1.6 - Appendix A – Budgeted Standard Statements

1.1.7 - Appendix B – Rates and Charges

1.1.8 - Appendix C – Capital works program

1.1.9 - Appendix D – Fees & Charges schedule

the proposed operating and capital budget 2015/16 be the budget prepared for the purposes of section 127 of Act.

- 1.2 That in accordance Part 3 of the Regulations, Council declares its intention to borrow \$4.476 million. Loan redemption for 2015/16 will be \$1.464m.**

1.3. General Rates

- 1.3.1 That in accordance with Section 158 of the Local Government Act 1989, Council declares a General Rate for the rating period commencing 1 July 2015 and ending 30 June 2016.**

- 1.3.2 It be further declared that the general rate be raised by the application of differential rates.**

- 1.3.3 A differential rate be respectively declared for rateable land having the respective characteristics specified in the Schedule to this resolution, which characteristics will form the criteria for each differential rate so declared:**

Category	Cents/\$CIV
Commercial & Industrial Rate	0.006745
Commercial & Industrial Vacant Land	0.010961
Extractive Industry Rate	0.013153
Farm Rate	0.003288
General Rate	0.004216
Vacant Land General	0.008853
Vacant Land FZ and RCZ	0.004216
Vacant Land GRZ	0.010539
Residential Retirement Villages	0.003794

- 1.3.4 Each differential rate will be determined by multiplying the Capital Improved Value (CIV) of each rateable land (categorised by the characteristics described in the Schedule to this Resolution) by the relevant percentages.**

- 1.3.5 It be recorded that Council considers that each differential rate will contribute to the equitable and efficient carrying out of Council functions, and that:**

1.3.5.1 the respective objectives of each differential rate be those specified in the Schedule to this Resolution; and

1.3.5.2 the respective types or classes of land which are subject to each differential rate be those defined in the Schedule to this Resolution; and

1.3.5.3 the respective uses and levels of each differential rate in relation to those respective types or classes of land be those described in the Schedule to this Resolution; and

1.3.5.4 the relevant

- (a) uses of;**
- (b) geographical locations of; and**
- (c) Planning Scheme zonings of; and**
- (d) types of buildings on the respective types or classes of land be those identified in the Schedule to this Resolution.**

1.4. Municipal Charge

1.4.1 It be confirmed that no municipal charge is declared in respect of the 2015/16 Financial Year.

1.5. Annual Service Charge

1.5.1 An annual service charge be declared in respect of the 2015/16 Financial Year.

1.5.1.1 The annual service charge be declared in respect of the period 1 July 2015 to 30 June 2016.

1.5.1.2 The annual service charge be declared for the collection and disposal and management of refuse from land.

1.5.1.3 The annual service charge be in the sum of, and be based on the criteria, set out below:

- (i) \$131 per annum for each property that is within the defined urban service area to which a domestic waste collection service is available;**
- (ii) \$131 per annum for each property that is within the defined rural service area to which a domestic waste collection service is available;**
- (iii) \$131 per annum for each property that is not within a defined service area, to which a domestic waste collection service is provided;**
- (iv) \$85 per annum for all rateable properties in all Wards including:**
 - (a) each rateable land that is "farm land" within the meaning of section 2(1) of the Valuation of Land Act 1960 and is a 'single farm enterprise' within the meaning of Section 159(8) of the Local Government Act 1989; and**
 - (b) each other rateable land, from which there is capable of being generated waste which can be deposited by a ratepayer or resident at a landfill or waste**

- transfer station or any other litter facility.*
- (v) *\$45 per annum for all rateable properties in all Wards including:*
- (a) *each rateable land that is "farm land" within the meaning of section 2(1) of the Valuation of Land Act 1960 and is a 'single farm enterprise' within the meaning of Section 159(8) of the Local Government Act 1989; and*
 - (b) *each other rateable land, from which there is capable of being generated waste which can be deposited by a ratepayer or resident at a landfill or waste transfer station or any other litter facility.*

The defined service areas outlined above and the designated routes are defined on a plan, which can be viewed at the Council offices.

1.6. Rebates & Concessions

1.6.1 *It be recorded that Council grants to each owner of rateable land who is an "eligible recipient" within the meaning of the State Concessions Act 1986, a rebate of an amount determined by the Department of Human Services in respect of their principal place of residence. The criteria for "eligible recipient" is also determined by the Department of Human Services.*

1.7. Payment

1.7.1 *All rates and charges to be paid in four instalments, in accordance with Section 167 (1) and (2) of the Local Government Act 1989.*

1.7.2 *Unless Council resolves otherwise, a person may only pay rates and charges as a lump sum if payment is made on or before 15 February 2016.*

1.8. Consequential

1.8.1 *It be confirmed that, subject to sections 171 and 172 of the Local Government Act 1989, Council will require a person to pay interest on any rates and charges which:*

1.8.1.1 *that person is liable to pay;*

1.8.1.2 *have not been paid by the date specified for their payment.*

- 1.9 That it is proposed that an amount of \$29,113,192 be declared as the amount Council intends to raise from the general rates and charges (including Supplementary and Special Rates) for the period from 1 July 2015 to 30 June 2016.**
- 1.10 That in accordance with Section 158 of the Act and Regulation 8 of the Regulations, detailed information concerning General Rates and Special Rates and charges is appended to this report.**
- 1.11 That as part of the public presentation process for the proposed budget, the following actions will be undertaken in accordance with:**
- 1.11.1 Sections 127 and 129 of the Act and Part 3 of the Regulations – that the proposed 2015/16 budget be made available for public inspection.**
 - 1.11.2 Section 129 of the Act and Part 3 of the Regulations – that the Chief Executive officer be authorised to give public notice that the Proposed 2015/16 Annual Budget has been prepared and is available for public inspection.**
 - 1.11.3 Sections 158 to 162 of the Act and Part 3 of the Regulations - that Council give public notice and have ready for public inspection all prescribed information to be available from 28 April until 25 May 2015.**
- 1.12 That Council resolves to allow 28 days for submissions to be made by members of the public and that all submissions are to be made in the prescribed manner. Council will hear submissions on Wednesday 3 June 2015 at the Special Meeting of Council, to be held at the Bungaree Community Facility, Bungaree-Creswick Road, Bungaree.**
- 1.13 That in accordance with Section 130 of the Act, Council resolves to notify and place on public notice its intention to adopt the 2015/16 Annual Budget on Wednesday 3 June 2015 at the Ordinary Meeting of Council, to be held at the Bungaree Community Facility, Bungaree-Creswick Road, Bungaree.**

SCHEDULE

Differential Rating Categories

General Developed Land

Objective:

To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the –

- 1. Construction and maintenance of public infrastructure; and***
- 2. Development and provision of health and community services; and***
- 3. Provision of general support services.***

Types and Classes:

Rateable land having the relevant characteristics described in the below definition.

Use and Level of Differential Rate:

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which council considers is necessary to achieve the objectives specified above.

Geographic Location:

Wherever located within the municipal district.

Use of Land:

Any use permitted under the Moorabool Planning Scheme.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Moorabool Planning Scheme.

Types of Buildings:

All buildings which are now constructed on the land or which are constructed prior to the end of the Financial Year.

Definition:**Any land:**

- **on which a dwelling is lawfully erected and occupied for the principal purpose of physically accommodating persons; and**
- **which does not have the characteristics of:**
 - **Commercial and Industrial Land;**
 - **Vacant Commercial and Industrial Land;**
 - **Extractive Industry Land;**
 - **Farm Land**
 - **Residential Retirement Villages Land;**
 - **Vacant General Land;**
 - **Vacant FZ and RCZ Land; or**
 - **Vacant GRZ Land.**

Commercial/Industrial Land**Objective:**

To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the –

- 1. Construction and maintenance of public infrastructure; and**
- 2. Development and provision of health and community services; and**
- 3. Provision of general support services.**

Types and Classes:

Rateable land having the relevant characteristics described in the below definition.

Use and Level of Differential Rate:

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which council considers is necessary to achieve the objectives specified above.

Geographic Location:

Wherever located within the municipal district.

Use of Land:

Any use permitted under the Moorabool Planning Scheme.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Moorabool Planning Scheme.

Types of Buildings:

All buildings which are now constructed on the land or which are constructed prior to the end of the Financial Year.

Definition:

Any land which is lawfully used:

- ***for the principal purpose of carrying out the manufacturing or productions of goods; or***
- ***for the principal purpose of carrying out trade in goods or services.***

Vacant Commercial/Industrial Land***Objective:***

To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the –

- 1. Construction and maintenance of public infrastructure; and***
- 2. Development and provision of health and community services; and***
- 3. Provision of general support services.***

Types and Classes:

Rateable land having the relevant characteristics described in the below definition.

Use and Level of Differential Rate:

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which council considers is necessary to achieve the objectives specified above.

Geographic Location:

Wherever located within the municipal district.

Use of Land:

Any use permitted under the Moorabool Planning Scheme.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Moorabool Planning Scheme.

Definition:**Any land:**

- **located within an Industrial or Business zone under the Moorabool Planning scheme; and**
- **which is vacant; or**
- **not lawfully developed for the principal purpose of carrying out the manufacturing or production of goods or trade in goods or services; and**
- **which does not have the characteristics of General Developed Land.**

Extractive Industry Land**Objective:**

To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the –

- 1. Construction and maintenance of public infrastructure; and**
- 2. Development and provision of health and community services; and**
- 3. Provision of general support services.**

Types and Classes:

Rateable land having the relevant characteristics described in the below definition.

Use and Level of Differential Rate:

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which council considers is necessary to achieve the objectives specified above.

Geographic Location:

Wherever located within the municipal district.

Use of Land:

Any use permitted under the Moorabool Planning Scheme.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Moorabool Planning Scheme.

Types of Buildings:

All buildings which are now constructed on the land or which are constructed prior to the end of the Financial Year.

Definition:**Any land:**

- ***which is used primarily for the extraction or removal of minerals, earth or stone including the treatment of minerals, earth or stone; or***
- ***on which activities for the extraction or removal of minerals, earth or stone including the treatment of minerals earth or stone have been discontinued but which has not yet been rehabilitated to environmental standards as required by law.***

Farm Land**Objective:**

To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the –

- 1. Construction and maintenance of public infrastructure; and***
- 2. Development and provision of health and community services; and***
- 3. Provision of general support services.***

Types and Classes:

Rateable land having the relevant characteristics described in the below definition.

Use and Level of Differential Rate:

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which council considers is necessary to achieve the objectives specified above.

Geographic Location:

Wherever located within the municipal district.

Use of Land:

Any use permitted under the Moorabool Planning Scheme.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Moorabool Planning Scheme.

Types of Buildings:

All buildings which are now constructed on the land or which are constructed prior to the end of the Financial Year.

Definition:***Any land:***

- ***which is “farm land” within the meaning of section 2(1) of the Valuation of Land Act 1960.***

Vacant General Land***Objective:***

To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the –

- 1. Construction and maintenance of public infrastructure; and***
- 2. Development and provision of health and community services; and***
- 3. Provision of general support services.***

Types and Classes:

Rateable land having the relevant characteristics described in the below definition.

Use and Level of Differential Rate:

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which council considers is necessary to achieve the objectives specified above.

Geographic Location:

Wherever located within the municipal district.

Use of Land:

Any use permitted under the Moorabool Planning Scheme.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Moorabool Planning Scheme.

Definition:**Any land:**

- on which no building is lawfully erected; and
- which does not have the characteristics of;
 - o Vacant Commercial and Industrial Land; or
 - o Vacant FZ and RCZ Land; or
 - o Vacant GRZ Land.

Vacant FZ or RCZ Land**Objective:**

To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the –

- 1. Construction and maintenance of public infrastructure; and**
- 2. Development and provision of health and community services; and**
- 3. Provision of general support services.**

Types and Classes:

Rateable land having the relevant characteristics described in the below definition.

Use and Level of Differential Rate:

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which council considers is necessary to achieve the objectives specified above.

Geographic Location:

Wherever located within the municipal district.

Use of Land:

Any use permitted under the Moorabool Planning Scheme.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Moorabool Planning Scheme.

Definition:**Any land:**

- on which no building is lawfully erected; and
- which is located within the Farm Zone (FZ) or Rural Conservation Zone (RCZ) under the Moorabool Planning Scheme; and
- which does not have the characteristics of Farm Land.

Vacant GRZ Land**Objective:**

To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the –

- 1. Construction and maintenance of public infrastructure; and**
- 2. Development and provision of health and community services; and**
- 3. Provision of general support services.**

Types and Classes:

Rateable land having the relevant characteristics described in the below definition.

Use and Level of Differential Rate:

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which council considers is necessary to achieve the objectives specified above.

Geographic Location:

Wherever located within the municipal district.

Use of Land:

Any use permitted under the Moorabool Planning Scheme.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Moorabool Planning Scheme.

Definition:**Any land:**

- on which no building is lawfully erected; and
- which is located within the General Residential Zone (GRZ) under the Moorabool Planning Scheme.

Residential Retirement Villages**Objective:**

To ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the –

1. *Construction and maintenance of public infrastructure; and*
2. *Development and provision of health and community services; and*
3. *Provision of general support services.*

Types and Classes:

Rateable land having the relevant characteristics described in the below definition.

Use and Level of Differential Rate:

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which council considers is necessary to achieve the objectives specified above.

Geographic Location:

Wherever located within the municipal district.

Use of Land:

Any use permitted under the Moorabool Planning Scheme.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Moorabool Planning Scheme.

Types of Buildings:

All buildings which are now constructed on the land or which are constructed prior to the end of the Financial Year.

Definition:

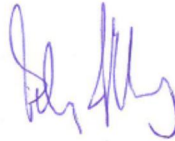
Any land:

- ***Which is defined as a Retirement Village land under the Retirement Villages Act 1986.***

CARRIED.

Report Authorisation

Authorised by:



Name: Phil Jeffrey
Title: General Manager Infrastructure
Date: Friday 17 April 2015

8. FURTHER BUSINESS AS ADMITTED BY UNANIMOUS RESOLUTION OF COUNCIL

Nil.

9. CLOSED SESSION OF THE MEETING TO THE PUBLIC

Nil.

10. MEETING CLOSURE

The meeting closed at 5.30pm.

Confirmed.....Mayor.